



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

323.890.7001 • TTY: 323.838.7449 • www.lacdc.org



**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

**AGENDA
FOR THE REGULAR MEETING OF THE
LOS ANGELES COUNTY HOUSING COMMISSION
WEDNESDAY, SEPTEMBER 23, 2009
12:00 NOON
HEADQUARTERS
2 CORAL CIRCLE
MONTEREY PARK, CA 91790
(323) 890-7001**

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1. Call to Order

2. Roll Call

**Severyn Aszkenazy, Chair
Lynn Caffrey Gabriel, Vice Chair
Adriana Martinez
Henry Porter, Jr.
Alberta Parrish**

3. Reading and Approval of the Minutes of the Previous Meetings
Regular Meeting of August 26, 2009

4. Report of the Executive Director

5. Report on Status of Ujima Village Relocation and Disposition

6. Public Comments

The public may speak on matters that are within the jurisdiction of the Housing Commission. Each person is limited to three minutes.

7. Staff Presentations

Quarterly Status Report – Geoffrey Siebens

Legislative Update, American Recovery and Reinvestment Act (ARRA) –
Elisa Vasquez

Housing and Economic Recovery Act (HERA) and Neighborhood
Stabilization Program (NSP) - Larry Matthews and Blair Babcock

Regular Agenda

8. Approve Construction Contract for the Modernization of Two Elevators at the Francisquito Villa Senior Housing Development in the City of La Puente (District 1)

Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement, and if necessary, terminate a Contract in the amount of \$351,000 with M.L. Construction to complete the modernization of two elevators at the Francisquito Villa senior housing development; authorize the Executive Director to use a total of \$351,000 in American Recovery and Reinvestment Act Capital Fund Program (ARRA CFP) funds allocated by HUD and included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not exceeding \$70,500 for unforeseen project costs, using the same source of funds. (APPROVE)

9. Approve Construction Contract for the Modernization of Two Elevators at the Whittier Manor Senior Housing Development in the City of Whittier (District 4)

Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement, and if necessary, terminate a Contract in the amount of \$279,820 with Tobo Construction Inc., to complete the modernization of two elevators at the Whittier Manor senior housing development; authorize the Executive Director to use a total of \$279,820 in American Recovery and Reinvestment Act Capital Fund Program (ARRA CFP) funds allocated by HUD and included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not exceeding \$55,964 for unforeseen project costs, using the same source of funds. (APPROVE)

10. Approve Health Plan Changes (All Districts)

Recommend that the Board of Commissioners authorize the Executive Director to approve the proposed premium rates for group medical plans provided by Anthem Blue Cross of California Health Maintenance Organization (HMO) and Preferred Provider Option (PPO) and Kaiser Health Plan (Kaiser), effective January 1, 2010; approve the combined payment, with the Community Development Commission, of the employer-paid subsidy for the 2010 calendar year to Anthem Blue Cross and Kaiser, at an estimated cost of \$151,000; authorize the Housing Authority to fund all health plan costs using funds included in the approved Fiscal Year 2009-2010 budget, and funds to be approved through the annual budget process for Fiscal Year 2010-2011, as needed. (APPROVE)

11. Housing Commissioners Comments and Recommendations for Future Agenda Items

Housing Commissioners may provide comments or suggestions for future Agenda items.

Copies of the preceding agenda items are on file and are available for public inspection between 8:00 a.m. and 5:00 p.m., Monday through Friday, at the Housing Authority's main office located at 2 Coral Circle in the City of Monterey Park. Access to the agenda and supporting documents is also available on the Housing Authority's website.

Agendas in Braille are available upon request. American Sign Language (ASL) interpreters, or reasonable modifications to Housing Commission meeting policies and/or procedures, to assist members of the disabled community who would like to request a disability-related accommodation in addressing the Commission, are available if requested at least three business days prior to the Board meeting. Later requests will be accommodated to the extent possible. Please contact the Executive Office of the Housing Authority by phone at (323) 838-5051, or by e-mail at marisol.ramirez@lacdc.org, from 8:00 a.m. to 5:00 p.m., Monday through Friday.

THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES

MINUTES FOR THE REGULAR MEETING OF THE

LOS ANGELES COUNTY HOUSING COMMISSION

Wednesday, August 26, 2009

The meeting was convened at the Harbor Hills housing development, located at 1876 Palos Verdes Drive North, Lomita, California.

Digest of the meeting. The Minutes are being reported seriatim. A taped record is on file at the main office of the Housing Authority.

The meeting was called to order by Vice Chair Lynn Gabriel at **12:15** p.m.

| ROLL CALL | <u>Present</u> | <u>Absent</u> |
|----------------------------------|-----------------------|----------------------|
| Severyn Aszkenazy, Chair | X | |
| Lynn Caffrey Gabriel, Vice Chair | X | |
| Adriana Martinez | | X |
| Henry Porter, Jr. | X | |
| Alberta Parrish | X | |

PARTIAL LIST OF STAFF PRESENT:

Bobbette A. Glover, Assistant Executive Director
Maria Badrakhan, Acting Assistant Executive Director, Housing Programs
Esther Keosababian, Acting Director, Housing Management
Emilio Salas, Director, Administrative Services
Marisela Crabbe, Acting Manager, Housing Management

GUESTS PRESENT:

Ronald Goodall, Vice President of 100 Black Men of Los Angeles
Bernice Maldonado, Southern California Edison
Connie Garcia, Southern California Edison
Tania Aguilar, Scholarship Recipient
Kesley Denyah Green, Scholarship Recipient
Monae Lynette Green, Scholarship Recipient
Nellaine Kaeler, Harbor Hills Resident

Reading and Approval of the Minutes of the Previous Meeting

On Motion by Commissioner Porter, seconded by Commissioner Parrish, the Minutes of the Regular Meeting of July 22, 2009, were approved.

Agenda Item No. 4 - Report of the Executive Director

Ms. Maria Badrakhan reported on the following items:

Southern California Edison has awarded \$5,000 to the Community Development Foundation. Bernice Maldonado, President of the Latino

Employees Association for Diversity (LEAD) of Southern California Edison announced the award.

Commissioner Gabriel donated \$1,000 to Community Development Foundation.

Ms. Badrakhan announced that Commissioners interested in attending the 2009 National NAHRO Conference should inform Marisol Ramirez-Martinez or Lourdes Moreno.

The Section Eight Management Assessment Program (SEMAP) report was submitted to HUD.

The Housing Authority and Community Development Commission are undergoing the annual HUD audit.

HUD requires matching or leveraging funds as part of the application for the \$1 million American Recovery and Reinvestment Act (ARRA) grant for West County. The Third Supervisorial District has committed leveraging funds of \$250,000. Reporting period to HUD will begin on October 1.

Ms. Badrakhan reported that an Emergency Motion was introduced by the Fourth Supervisorial District amending a contract with Tobo Construction for emergency work and stair repairs in the senior areas of the Carmelitos housing development. This matter was not reviewed by the Housing Commission prior to Board approval due to the urgent nature of the work.

The City of Long Beach has awarded a \$50,000 grant to the Housing Authority for the Growing Experience. The Housing Authority can begin incurring costs.

Agenda Item No. 5 – Report on Status of Ujima Village Relocation and Disposition

A status update on Ujima Village is will be provided at next meeting.

Agenda Item No. 6 – Public Comments

Ms. Nellaine Kaeler, Harbor Hills resident, stated that young gang members ride bikes and skateboards to harass the residents and she is concerned about safety. She also expressed concerns about possible closure of the Harbor Hills family center. Ms. Kaeler thanked Ms. Antonina Lopez, Property Manager, for doing a great job at the site.

Commissioner Porter asked about existing skateboarding rules and policies and suggested that citations be issued for violations. Ms. Lopez responded that rules are posted throughout the site, and added that speed bumps and other options were discussed at a recent Community Safety Meeting. Ms. Lopez stated there are no plans to close the Family Learning Center or the Family

Development Center. Ms. Lopez will meet with Ms. Kaeler to talk about other concerns.

Commissioner Gabriel asked for a written report on the skateboarding problems. Ms. Badrakhan stated that she would speak with the Risk Management Unit about safety measures that might be implemented.

Commissioner Aszkenazy asked if the signs were adequate and in significant numbers around the site. Ms. Lopez replied that signs are posted in all seven courts. Commissioner Aszkenazy suggested that professionally made signs might be more visible.

Agenda Item No. 7 - Staff Presentations

Marisela Crabbe, Acting Manager for the Housing Management Division and Antonina Lopez, Property Manager for Harbor Hills and Lomita Manor, provided an overview of the Harbor Hills housing development.

Ms. Badrakhan announced that the service award presentation for Mr. Philip Dauk will be postponed for another time.

Mr. Ronald Goodall, Vice President of 100 Black Men of Los Angeles, provided an overview of the Young Black Scholars Program. Ms. Badrakhan introduced the scholarship selection panel. The following scholarship recipients were also introduced: Tania Aguilar, Torrance High School, 10th grade; Kessley Denya Green, King Drew Medical Magnet, 10th grade; Monae Lynnette Green, King Drew Medical Magnet, 11th grade. Ms. Badrakhan thanked Mr. Goodall and the anonymous donor of the scholarship funds.

The Ujima Village Relocation and Recovery Presentation was made by the University of Southern California (USC) Summer Interns; Mikaela Randolph, Karen Pan, Victor Leon and Sen Sugano. Richard DeBeikes and Lauren Patovi have returned to school and could not be present.

Commissioner Gabriel asked for a chart identifying the ages of the residents and how long they lived at Ujima Village. She commended the interns for a great job.

Regular Agenda

On Motion by Commissioner Porter, seconded by Commissioner Gabriel, and unanimously carried, the following was approved by the Housing Commission:

APPROVE EXECUTIVE DIRECTOR \$100,000 SIGNATURE AUTHORITY FOR
EXECUTING CONTRACTS (ALL DISTRICTS)
AGENDA ITEM NO. 8

1. Recommend that the Board of Commissioners find that this action is not subject to the California Environmental Quality Act (CEQA) because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners authorize the Executive Director, or his designee, to execute, administer, implement and if necessary terminate contracts with maximum compensation of up to \$100,000 per contract year without the approval of the Board of Commissioners or the Housing Commission.

On Motion by Commissioner Porter, seconded by Commissioner Gabriel, and unanimously carried, the following was approved by the Housing Commission:

APPROVE CONSTRUCTION CONTRACT FOR SOUTH SCATTERED SITES
VEHICULAR GATE REPLACEMENT PROJECT IN UNINCORPORATED
SOUTH LOS ANGELES COUNTY (DISTRICT 2)
AGENDA ITEM NO. 9

1. Recommend that the Board of Commissioners find that the approval of a contract for the replacement of vehicular and pedestrian gates at various South Scattered Sites housing developments is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement, and if necessary, terminate a contract in the amount of \$147,000 with Harris Steel Fence Company, Inc. to complete the replacement of vehicular and pedestrian gates at various South Scattered Sites housing developments, following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners authorize the Executive Director to fund the contract with a total of \$147,000 in Community Development Block Grant (CDBG) funds allocated to the Second Supervisorial District by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve contract change orders not to exceed \$29,400 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.

On Motion by Commissioner Porter, seconded by Commissioner Gabriel, and unanimously carried, the following was approved by the Housing Commission:

APPROVE THE HOUSING AUTHORITY OF THE COUNTY OF LOS ANGELES FISCAL YEAR 2009-2010 SUPPLEMENTAL BUDGET
AGENDA ITEM NO. 10

1. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a revised resolution approving the Housing Authority's Fiscal Year 2009-2010 Budget, which includes additional revenues and expenditures of \$2,500,000.
2. Recommend that the Board of Commissioners instruct the Executive Director to implement the supplemental Budget and take all related actions, including execution of all required documents, following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners find that the approval of the Housing Authority's supplemental Budget is not subject to the provisions of the California Environment Quality Act (CEQA) because the activity is not defined as a project under CEQA.

On Motion by Commissioner Porter, seconded by Commissioner Parrish, and unanimously carried, the following was approved by the Housing Commission:

APPROVE CONSTRUCTION CONTRACT FOR ELEVATOR MODERNIZATION AT THE CARMELITOS SENIOR HOUSING DEVELOPMENT IN THE CITY OF LONG BEACH (DISTRICT 4)
AGENDA ITEM NO. 11

1. Recommend that the Board of Commissioners find that the elevator modernization project at the Carmelitos senior housing development is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement, and if necessary, terminate a contract in the amount of \$354,400 to M.L. Construction to complete the modernization of two elevators at the Carmelitos senior housing development, following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners authorize the Executive Director to fund the contract with a total of \$318,945 in Community Development Block Grant-Recovery (CDBG-R) funds and \$35,455 in Countywide Community Development Block Grant (CDBG) funds

allocated by the U.S. Department of Housing and Urban Development (HUD) and included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve contract change orders not to exceed \$70,880 for unforeseen project costs, using Countywide CDBG funds.

On Motion by Commissioner Gabriel, seconded by Commissioner Parrish, and unanimously carried, the following was approved by the Housing Commission:

APPROVE THE AMENDMENT TO THE SECTION 8 PROGRAM
ADMINISTRATIVE PLAN FOR THE HOUSING AUTHORITY OF THE COUNTY
OF LOS ANGELES (ALL DISTRICTS)
AGENDA ITEM NO. 12

1. Recommend that the Board of Commissioners find that the amended Administrative Plan for Fiscal Year 2009-2010 is not subject to the provisions of the California Environmental Quality Act (CEQA) because it will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners approve the amended Administrative Plan, as required by the U.S. Department of Housing and Urban Development (HUD), to update the Housing Authority's policies in the Section 8 Program Administrative Plan.
3. Recommend that the Board of Commissioners adopt and instruct the Chairman to sign a resolution authorizing the Executive Director to take all actions required for implementation of the Administrative Plan.

Agenda Item No. 13 – Housing Commissioner Comments and Recommendations for Future Agenda Items

Commissioner Porter requested a presentation on the following: NSP1, Housing and Economic Recovery Act (HERA) program, and Legislative Update.

On Motion by Commissioner Porter the Regular Meeting of August 26, 2009, was adjourned at 2:17 p.m.

Respectfully submitted,


for SEAN ROGAN
Executive Director
Secretary –Treasurer

Community Development Commission

FOR YOUR INFORMATION ONLY

August 27, 2009

TO: Each Supervisor

FROM: *for* Sean Rogan, Executive Director *Robert L. Glover*

SUBJECT: UPDATE ON THE PURSUIT AND IMPLEMENTATION OF FUNDING MADE AVAILABLE IN H.R. 1, THE AMERICAN RECOVERY AND REINVESTMENT ACT (ARRA) OF 2009

On March 31, 2009, the Board of Supervisors requested that the Community Development Commission/Housing Authority of the County of Los Angeles (CDC/HACoLA) report on the efforts to apply for, or take the necessary steps to accept, each category of funding contained within ARRA that the CDC/HACoLA is eligible to receive, either by formula or by competitive grant application. This memorandum contains the most updated information pursuant to that request.

ARRA Funding Opportunities

Public Housing Capital Fund (CF) - See funding amounts below.

Both formula and competitive funding grants are available for the CF in ARRA. The funding is available for the capital and management needs of public housing agencies (PHAs), except that the use of funds cannot be for operations or rental support. There is a 10% administrative cap on the formula funds; however, we have only budgeted for \$100,000.

Formula Grant - \$7,401,512 (by formula)

Applying for the Funds: The U.S. Department of Housing and Urban Development (HUD) published a Notice of Funding Availability (Notice) for the CF formula funds on March 18, 2009. On March 31, 2009, the Board of Commissioners approved a motion to accept the grant funds, and funding became available to the HACoLA on May 14, 2009.

Using the Funds: The funds are being used for security improvements, energy efficiency work measures, preventive maintenance, and general improvements at 12 public housing developments comprised of 2,500 public housing units.

Funding & Expenditure Levels: Of the \$3 billion made available nationally, HUD granted \$7.4 million by formula to the HACoLA. The HACoLA must obligate 100% of the funds within 1 year, expend 60% of the funds in 2 years, and complete 100% of the fund expenditures in 3 years. As of August 19, 2009, the HACoLA had expended \$1,234,799, or 17%, of the \$1,663,301 obligated.

Competitive Grant - (Of the total \$995 million available, the HACoLA has applied for \$22,399,000.)

Applying for the Funds: On June 3, 2009, HUD issued an update to the CF competitive funds Notice originally published on May 7, 2009. In this, HUD altered the eligibility requirements which ultimately led to the HACoLA's pursuit of funding in the following categories.

On June 22, 2009, the HACoLA applied for \$16,475,000 in funding from the following 2 funding categories.

- Improvements Addressing the Needs of the Elderly and/or People with Disabilities - To improve public housing units for the elderly and/or people with disabilities, and/or to create community facilities for the delivery of supportive services.
- Public Housing Transformation - To transform distressed public housing projects in low poverty neighborhoods through new construction or rehabilitation.

On July 21, 2009, the HACoLA applied for \$5,924,000 in funding from the following funding category.

- Creation of an Energy Efficient Green Community - To facilitate transformational energy efficient and "green" retrofits to substantively increase energy efficiency and environmental performance.

Using the Funds: If granted, the HACoLA will use the funding from the first 2 categories to upgrade its inventory of accessible units. The HACoLA will make improvements to meet the Americans with Disabilities Act (ADA) code compliance through improvements such as the modernization of elevators and repairs to tenant parking lots. Additionally, improvements at the Marina Manor, Ocean Park, and Monica Manor housing developments will also be supported by \$250,000 in leveraged funding committed by the Third Supervisorial District. This funding will supplant the \$1 million requested by the HACoLA for these properties under the first category of the Capital Fund Competitive Grant.

Funding for the Energy Efficient Green Community category will be used at the Nueva Maravilla housing development to reduce energy costs, generate resident and PHA energy savings, and reduce greenhouse gas emissions attributable to energy consumption.

Funding & Expenditure Levels: HUD will grant \$995 million nationally by competition. HUD will make awards by September 30, 2009. If awarded, the HACoLA must obligate 100% of the funds within 1 year of the date in which funds become available for contracts. HUD requires the HACoLA to use at least 60% of the funds within 2 years and 100% of the funds within 3 years. There are no expenditures to date as this grant has not yet received funding.

Community Development Block Grant (CDBG) - \$8,080,528 (by formula)

HUD granted CDBG ARRA (CDBG-R) funding by formula. Eligible uses of the funding align with the existing CDBG program. In this, local governments can undertake a wide range of activities intended to create suitable living environments, provide decent affordable housing, and create economic opportunities, mainly for people of low- and moderate-income. There is a 10% administrative cap on the use of CDBG-R funds.

Applying for the Funds: Although HUD released the formula grant in February of 2009, HUD did not release the Notice for CDBG-R funding until May 5, 2009. The CDC submitted an amendment to the CDBG Program Year 2008 Action Plan (as required by ARRA) on June 5, 2009, after receiving approval from the Board on June 2, 2009. Upon receiving a "Congressional release of funds," the local HUD office will send the grant agreements to the CDC. The CDC expects to receive the agreements during the month of September.

Using the Funds: The CDC has worked with the participating cities and Supervisorial Districts to identify eligible funding uses under CDBG-R. The CDC was expecting to present the projects to the Board of Supervisors for approval on July 21, 2009, but was stalled due to a recent review by HUD, which flagged approximately seven projects related to recreational activities. According to HUD, only ADA improvement projects at park facilities will be allowed under ARRA. In light of this new change, the CDC worked with the agencies affected by this regulation. The Board approved a new (revised) list of projects at the August 18, 2009 Board meeting.

Funding & Expenditure Levels: Of the \$1 billion made available nationally, HUD granted \$8 million by formula to the CDC for the CDBG-R program. The CDC must use the entire grant of CDBG-R funds by September 30, 2012. The CDC must report on the number of jobs created and maintained, if applicable, as well as the regular CDBG accomplishments and performance measures for the program. There are no expenditures to date as this program has not begun.

Neighborhood Stabilization Program 2 (NSP2) - (Of the total \$2 billion available, the CDC has applied for \$61 million.)

HUD will grant NSP2, numbered because it is the second round of NSP funding (the first was through the Housing and Economic Recovery Act of 2008), by competition. Allowable uses include acquisition, disposition, direct homeownership support, housing rehabilitation, clearance (for blighted structures only), new housing construction, and housing counseling. There is a 10% administrative cap on use of NSP2 funds.

Applying for the Funds: HUD released a Notice for NSP2 competitive funding on May 7, 2009. On July 10, 2009, the CDC submitted an application for \$61 million to continue the Housing and Economic Recovery Ownership program (HERO) and Infill Sites Rental activities.

Using the Funds: The CDC will use NSP2 funding to supplement its NSP1 program, which includes the HERO program and Rental Infill Sites activities for tenants below 50% of the area median income (AMI).

Funding & Expenditure Levels: HUD has made \$2 billion available nationally by competition. All selected applicants will be notified by December 1, 2009. Once the funds are received, 50% must be used within 2 years, and 100% in 3 years. There are no expenditures to date as this grant has not yet received funding.

Homelessness Prevention and Rapid Re-Housing Program (HPRP) - \$12,197,108 (by formula)

HUD granted HPRP funding by formula. Eligible uses include financial assistance, housing relocation and stabilization services, data collection and evaluation, as well as administration. There is a 5% administrative cap on the use of HPRP funds.

Applying for the Funds: HUD released a HPRP formula funding Notice on March 19, 2009. The CDC completed the application and the Board approved submittal to HUD at the April 28, 2009 meeting. The CDC submitted a completed application to HUD on May 18, 2009, and was subsequently approved in June. The CDC received the Grant Agreements on August 20, 2009. Costs can be incurred as of August 18, 2009.

Using the Funds: The CDC has been working with the Chief Executive Office, the Departments of Public Social Service, Community and Senior Services, Children and Family Services, Consumer Affairs, and the Los Angeles Homeless Services Authority, to develop a list of funding activities and service priorities. The Board reviewed and approved the projects on August 4, 2009.

Funding & Expenditure Levels: Of the \$1.5 billion made available nationally, HUD granted \$12.1 million by formula to the CDC. Sixty percent must be used within 2 years, and 100% in 3 years. There are no expenditures to date as this program has not begun.

Green Retrofit Program for Multifamily Housing - (Of the total \$2 billion available, the HACoLA has applied for \$2.26 million.)

HUD will award funding for the Green Retrofit Program for Multifamily Housing through loans and grants. Up to \$15,000 is available for each residential unit (with an expected average of \$10,000 for each unit) to reduce energy costs (more efficient heating and cooling systems), and water use (low-flow faucets and toilets). Also, funds can be used to improve indoor environmental quality (low-VOC products), and provide other environmental benefits (materials with recycled content, such as reflective roofing to reduce heat-island affects). There is no administrative cap.

Applying for the Funds: HUD released a competitive funding Notice on the Green Retrofit Program for Multifamily Housing on May 13, 2009. On June 15, 2009, the HACoLA submitted 2 applications, one for funding for the Kings Road site requesting \$1.06 million, and one for funding for the Lancaster Homes site requesting \$1.2 million. As reported last month, these applications were initially flagged by HUD and prevented from moving forward due to the issues associated with the Ujima Village site. As of August 25, 2009, however, HUD has released the restrictions on both applications. The application for Lancaster Homes was resubmitted on August 25, 2009, and the application for Kings Road will be resubmitted after HUD's annual management review of the property.

Using the Funds: The HACoLA plans to continue pursuing funding for the modernization and rehabilitation of the Kings Road and Lancaster Homes developments.

Funding & Expenditure Levels: Of the \$250 million made available nationally by competition, the HACoLA applied for \$2.26 million. If granted funding, HUD will begin obligating funds by

Each Supervisor
August 27, 2009
Page 5

September, 2009. The HACoLA expects to begin making improvements immediately following, as all work must be completed within 2 years. There are no expenditures to date as this grant has not yet received funding.

Juvenile Justice and Crime Prevention Act Program (JJCPA)/Edward Byrne Memorial Competitive Grant Program - (Of the total \$225 million available, the CDC has applied for \$974,283.)

The U.S. Department of Labor (DOL) will grant Edward Byrne Memorial Competitive Grant Program funding by competition. This funding is available to aid state, local, and tribal jurisdictions in improving the criminal justice system, providing support to victims of crime (other than by compensation), and supporting communities in preventing drug abuse, as well as crime. In addition, ARRA allows Byrne Memorial Competitive Grant funding for "youth mentoring grants." The CDC seeks a 10% administrative allowance.

Applying for the Funds: The CDC submitted an application on April 27, 2009, and may be 1 of several County Departments applying for these funds. We have been informed that all grant awards will be made before September 30, 2009.

Using the Funds: If awarded, the funds will be used to support existing JJCPA programs.

Funding & Expenditure Levels: Of the \$225 million made available nationally by competition, the CDC has applied for \$974,283. There are no expenditures to date as this program has not yet received funding.

If you have any questions, please contact me at (323) 890-7400, or Terry Gonzalez, Director, CDBG Division, at (323) 890-7150.

SR\TG\SH\nm

N:\SamanthaH\1 Legislation\1 Congress\Laws - Bills Passed\HR 1- American Recovery & Reinvestment Act 2009 (ARRA)\4 Monthly Board Report on Fund Spending\090831\090831 ARRA Board Update.doc

c: Each Deputy
Lari Sheehan, Deputy Chief Executive Officer, Chief Executive Office
Ellen Sandt, Deputy Chief Executive Officer, Chief Executive Office
Miguel Santana, Deputy Chief Executive Officer, Chief Executive Office
Sachi A. Hamai, Executive Officer, Chief Executive Office
Lisa Rizzo, Principal Analyst, Chief Executive Office
Scott Wiles, Special Assistant, Chief Executive Office
Jenny Serrano, Program Specialist, Chief Executive Office

Contract Status Report

Project Filter

District: All Distr.

Program: All Programs

Department: Housing Management

Dev. Stage: Active

Proj. Manager: All Managers

Team Member: All Team Members

Fund Source: All funds

FOR YOUR INFORMATION ONLY

| District | Project Name | Contractor Name | Original Contract Amount | Current Contract Amount | % Cng Orders | Approved Payments | %Cmpl | Pending Action / Forecast | Status |
|----------------|--|--------------------------------|--------------------------|-------------------------|--------------|--------------------|-------|---|--------|
| | | | | | | | | | |
| 2nd | 11431 - 11463 Normandie Avenue Exterior Improvemen <u>Tracker #:</u> TP002630 | COLOR NEW CO | \$63,000 | \$63,000 | 0% | \$0 | 0% | The project is approx. 60% complete. | |
| 3rd | Kings Road Elevators Assessment <u>Tracker #:</u> TP002647 | M.L. CONSTRUCTION | \$791,600 | \$791,600 | 0% | \$171,793 | 22% | ML Construction/Superior Elevator are completing controls modernization of elevator No. 2 at 800 building and elevator No. 1 at 801 building. State certification by end of September. | |
| 4th | Carmelitos Seniors Exterior Improvements <u>Tracker #:</u> TP002300 | Tobo Construction, Inc. | \$352,552 | \$387,996 | 10% | \$387,996 | 100% | Board approved the emergency contract for the replacement of the exterior stairs. Tobo will start the replacement as soon as the change order is generated. | |
| 4th | Harbor Hills Kitchen Remodel - Phases I & II <u>Tracker #:</u> TP002376 | GIBALTAR CONSTRUCTION Co. Inc. | \$1,170,000 | \$1,170,000 | 0% | \$702,000 | 60% | Tobo Construction is proceeding with the rest of the work for the site (lighting, ground floor breezeway flooring; kitchen flooring, replacement of deck Tobo is progressing on the replacement of the stairs, pending details from the SE. SE expects to have beam detail completed and to CDC/Contractor by the beginning of the week of 8/31. Construction is completed, HOWEVER, corrections have not been completed yet. CMD & Gibraltar are working on an agreement to complete the project. Agreement is expected to be approved by all parties by 8/31 Housing Management requested revisions to the agreement and it was sent out on 9/14. | |
| TOTALS: | | | \$2,377,152 | \$2,412,596 | 1% | \$1,261,789 | | | |

FOR YOUR INFORMATION ONLY

From: Elisa Vasquez**Sent:** Monday, September 14, 2009 11:02 AM**To:** Directors/Managers**Cc:** Daniel Rofoli; Debra Solis; Elisa Vasquez; Geoffrey Siebens; Gloria Ramirez; Grace Thamawatanakul; Gregg Zawczynski; Joan Wall; Jose Pilpa; Lynna Ochoa; Marcie Miranda; meiwen fang; Nicholas Teske; Raymond Webster; Samantha Harrison**Subject:** Legislative Update

Hello,

Below please find an update on State and Federal legislative activity. Please let me know if you have any questions.

State Legislation

The State Legislature officially adjourned their 2009 Regular Session last Saturday, September 12. Looking back, the budget overshadowed everything in Sacramento this year and even the number of bills considered by lawmakers was lower than in past sessions, largely because there was no money to pay for new programs or services. Although the session is officially over, however, the Legislature's work has by no means ended. Legislative leaders are asking Governor Arnold Schwarzenegger to call a special session to continue pushing for a compromise on the looming water issue. With time having run out to pass bills, the Legislature still faces a possible showdown with Schwarzenegger. The Governor has until October 11 to sign or veto the approved bills, but has said he won't sign other legislation until lawmakers address the water issue.

Legislation of Interest to the CDC includes:

- > **SB 359** (Romero) revises the list of records exempt from the State Public Records Act to reflect changes in existing law. This bill was sent to the Governor for signature on September 4.
- > **ABX3 81** (Hall) was introduced on September 9. The most aggressive battle in Sacramento last Friday night was over billionaire Ed Roski's dream of returning professional football to Los Angeles County.

ABX3 81 relates to the stadium complex in the City of Industry and exempts it from the California Environmental C

The City of Industry hired a team of well-connected lobbyists to pass the stadium measure and promote its scheme to allow cities to extend soon-to-expire redevelopment projects in return for allowing the State to shift some redevelopment funds to the deficit-ridden State budget. Labor unions, hungry for job growth, helped push the measure to an easy victory in the Assembly. But it stalled in the Senate, where Steinberg suggested more work was needed with the proposal.

FY 2010 Appropriations

With the House having completed action on all 12 of its FY 2010 appropriations measures, the Senate returned last week aiming to address two more of its outstanding budget bills – the FY 2010 Transportation-Housing and Urban Development (THUD) and Interior-Environment appropriations. As the Senate has only approved four of its 12 pending measures for the coming fiscal year, however, it is unlikely that House-Senate conference negotiations will proceed on the T-HUD or any of the other seven remaining appropriations bills before the end of September. Congress will thus be prompted to pass a short-term stop-gap funding resolution, known as a continuing resolution or CR, shortly after returning from the fall session. The CR would maintain funding at a fixed level and for a specific period of time for all federal government programs contained in any of the FY 2010 appropriations bills that are not signed into law by October 1. Traditionally CR's maintain funding for programs within these unfinished bills at the amount at which they were funded in the previous fiscal year, which in this case would be FY 2009 levels. House and Senate leaders have not yet indicated what period would be covered by the CR, but present expectations are for six weeks or less.

American Recovery and Reinvestment Act (ARRA)

As reported last month, the Board has asked that each County department's ARRA funding information be monitored to ensure it is submitted to the federal government professionally and in a timely manner. In this, IGR has been in

discussion with the County regarding how best for the CDC to inform the Board. Although initial discussions asked what we have staff trained to use the County's new "Stimulus 360" reporting system, the recent training classes were delayed by the County and have not been rescheduled. Nonetheless, the CDC is ready to report to the federal website www.federalreporting.gov on our ARRA funding, and will continue to work to meet the County's needs in this regard.

GR will continue to monitor and report on these and any other relevant legislative matters.

Thanks,
Elisa

HOUSING AUTHORITY COUNTY OF LOS ANGELES - CONVENTIONAL AND NON-CONVENTIONAL HOUSING

| GROUP NO. | SITE | ADDRESS | NO. OF UNITS | HUD DEV. NO. | PROJECT NUMBER | Year Built | Year Acquired |
|-----------|--|--|--------------|--------------|-----------------------------|------------|---------------|
| 1 | Carmelitos (family) | 700 Via Wanda, Long Beach 90805 | 558 | CA16P002001 | SS1102 | 1939 | 1939 |
| 1 | Carmelitos (senior) | 761 Via Carmelitos, Long Beach 90805 | 155 | CA16P002026 | SS1102 | 1939 | 1939 |
| | Total Unit Count: Carmelitos | | 713 | | | | |
| 2 | Harbor Hills (family/senior) | 26607 S. Western Ave., Lomita 90717 | 301 | CA16P002002 | SS1203 | 1941 | 1941 |
| | Total Unit Count: Harbor Hills | | 301 | | | | |
| 3 | Nueva Maravilla (family/senior) | 4919 E. Cesar E. Chavez Ave., Los Angeles 90022 | 504 | CA16P002004 | SS1301 | 1943 | 1942 |
| | Total Unit Count: N. Maravilla | | 504 | | | | |
| 4 | West Knoll (senior) | 838 West Knoll Ave., West Hollywood 90069 | 136 | CA16P002014 | SS3001 | 1977 | 1979 |
| 4 | Palm Apartments (senior) | 959 Palm Ave., West Hollywood 90069 | 127 | CA16P002014 | SS3002 | 1978 | 1979 |
| | Total Unit Count: West County 1 | | 263 | | Admin Project XX0930 | | |
| 5 | Marina Manor I (senior) | 3401 Via Dolce, Marina Del Rey 90292 | 112 | CA16P002013 | SS3003 | 1983 | 1984 |
| 5 | Marina Manor II (senior) | 3405 Via Dolce, Marina Del Rey 90292 | 71 | CA16P002027 | SS3003 | 1983 | 1984 |
| 5 | Ocean Park (family/senior) | 175 Ocean Park Boulevard, Santa Monica 90405 | 22 | CA16P002018 | SS3006 | 1947 | 1986 |
| 5 | Monica Manor (family) | 1901-1909 11th Street, Santa Monica 90405 | 19 | CA16P002097 | SS3007 | 1987 | 1989 |
| | Total Unit Count: West County 2 | | 224 | | Admin Project XX0935 | | |
| 6 | Orchard Arms (senior) | 23410-23540 Wiley Canyon Rd., Valencia 91355 | 183 | CA16P002030 | SS2001 | 1980 | 1980 |
| 6 | Foothill Villa (senior) | 2423 Foothill Boulevard, La Crescenta 91214 | 62 | CA16P002029 | SS2002 | 1981 | 1982 |
| 6 | Quartz Hill I (family) | 5028 West Avenue L-12, Quartz Hill 93536 | 20 | CA16P002062 | SS2003 | 1984 | 1984 |
| 6 | Quartz Hill II (family) | 42051 51th Street West, Quartz Hill 93536 | 20 | CA16P002069 | SS2003 | 1984 | 1984 |
| | Total Unit Count: North County | | 285 | | Admin Project XX0920 | | |
| 7 | Francisquito Villa (family) | 14622 Francisquito Ave., La Puente 91746 | 89 | CA16P002015 | SS4002 | 1979 | 1980 |
| 7 | Carmelita Avenue (senior) | 354-354 So. Carmelita Ave., Los Angeles, 90063 | 2 | CA16P002091 | SS4003 | 1955 | 1985 |
| 7 | McBride Avenue (family) | 1229 So. McBride Ave., Los Angeles, 90023 | 4 | CA16P002021 | SS4004 | 1968 | 1984 |
| 7 | Williamson Avenue (family) | 706-708 1/2 So. Williamson Ave., Los Angeles, 90022 | 4 | CA16P002020 | SS4005 | 1972 | 1983 |
| 7 | Triggs Street (family/senior) | 4432-4434 1/2 Triggs St., Los Angeles 90023 | 4 | CA16P002097 | SS4006 | 1964 | 1983 |
| 7 | Simmons Avenue (family) | 927 So. Simmons Ave., Los Angeles, 90022 | 4 | CA16P002021 | SS4007 | 1939 | 1983 |
| 7 | 4th & Mednick (family) | 341 So. Mednick Ave., Los Angeles, 90022 | 2 | CA16P002034 | SS4009 | 1985 | 1985 |
| 7 | Arizona & Olympic (family) | 1003-1135 So. Arizona Ave., Los Angeles 90022 | 18 | CA16P002048 | SS4010 | 1984 | 1985 |
| 7 | Whittier Manor (senior) | 11527 Slauson Ave., Whittier 90606 | 49 | CA16P002033 | SS4011 | 1985 | 1982 |
| 7 | Herbert Ave (senior) | 133 Herbert Ave., Los Angeles 90063 | 46 | CA16P002058 | SS4012 | 1985 | 1984 |
| 7 | Sundance Vista (family) | 10850 Laurel Ave., Whittier 90605 | 41 | CA16P002156 | SS4014 | 1999 | 1999 |
| | Total Unit Count: East County | | 263 | | Admin Project XX0940 | | |
| 8 | El Segundo I (family) | 1928/3749 E. El Segundo Blvd., Compton 90222 | 30 | CA16P002023 | SS5001 | 1972 | 1982 |
| 8 | South Bay Gardens (seniors) | 230 E. 130th St., Los Angeles 90061 | 100 | CA16P002032 | SS5002 | 1982 | 1983 |
| 8 | 1115-16 W. 90th St. (family) | 1115-16 W. 90th St., Los Angeles 90044 | 18 | CA16P002091 | SS5005 | 1970 | 1984 |
| 8 | El Segundo II (2140) (family) | 2140-2144 1/2 E. El Segundo Blvd., Compton 90222 | 13 | CA16P002052 | SS5015 | 1982 | 1985 |
| 8 | El Segundo II (2141) (family) | 2141-2145 E. El Segundo Blvd., Compton 90222 | 5 | CA16P002061 | SS5015 | 1985 | 1985 |
| 8 | 9104-18 S. Bandera St. (family) | 9104-18 S. Bandera St., Los Angeles, 90002 | 8 | CA16P002080 | SS5016 | 1983 | 1983 |
| 8 | 1535 E. 83rd Street (family) | 1535 E. 83rd St., Los Angeles 90002 | 2 | CA16P002080 | SS5017 | 1985 | 1985 |
| 8 | 1615-17 E. 87th Street (family) | 1615-17 E. 87th St., Los Angeles 90002 | 4 | CA16P002067 | SS5018 | 1982 | 1985 |
| 8 | 8739 Beach St. (88th & Beach) (family) | 8739 Beach St., Los Angeles 90002 | 4 | CA16P002056 | SS5019 | 1982 | 1985 |
| 8 | 4212-20 E. Addington Street (family) | 4212-20 E. Addington St., Compton 90221 | 3 | CA16P002071 | SS5020 | 1982 | 1984 |
| 8 | W. Imperial (family) | 1221 & 1309 E. Imperial Hwy., Los Angeles 90044 | 9 | CA16P002132 | SS5026 | 1991 | 1992 |
| 8 | Athens (family) | 1120 W. 107th St., 1310 W. 110th St., & 11104 S. Normandie Ave., Los Angeles 90044 | 10 | CA16P002127 | SS5027 | 1988 | 1996 |
| 8 | 1527 E. 84th (family) | 1527 E. 84th St., Los Angeles 90001 | 4 | CA16P002107 | SS5029 | 1998 | 1998 |
| 8 | Jarvis Avenue (family) | 12920 Jarvis Ave., Los Angeles 90061 | 1 | CA16P002107 | SS5030 | 1997 | 1997 |
| 8 | Woodcrest I (family) | 1239 W. 109th St., Los Angeles 90044 | 10 | CA16P002066 | SS5003 | 1983 | 1984 |
| 8 | Woodcrest II (family) | 1245 W. 109th St., Los Angeles 90044 | 10 | CA16P002090 | SS5003 | 1983 | 1984 |
| 8 | 1101-09 W. 91st (family) | 1101-09 W. 91st St., Los Angeles 90044 | 16 | CA16P002021 | SS5006 | 1965 | 1983 |
| 8 | 1232-34 E. 119th (family) | 1232-34 E. 119th St., Los Angeles 90059 | 2 | CA16P002021 | SS5007 | 1955 | 1986 |
| 8 | 1231-33 E. 61st (family) | 1231-33 E. 61st St., Los Angeles 90001 | 6 | CA16P002021 | SS5008 | 1961 | 1983 |
| 8 | 1100 W. 106th Street (family) | 1100 W. 106th St., Los Angeles 90044 | 10 | CA16P002021 | SS5009 | 1970 | 1984 |
| 8 | 1104 W. 106th Street (family) | 1104 W. 106th St., Los Angeles 90044 | 10 | CA16P002020 | SS5009 | 1970 | 1984 |
| 8 | 1320 W. 107th (family) | 1320 W. 107th St., Los Angeles 90044 | 18 | CA16P002021 | SS5010 | 1970 | 1984 |
| 8 | 11431-463 S. Normandie (family) | 11431-463 S. Normandie Ave., Los Angeles 90047 | 28 | CA16P002020 | SS5011 | 1970 | 1984 |
| 8 | 1027-33 W. 90th (family) | 1027-33 W. 90th St., Los Angeles 90044 | 6 | CA16P002078 | SS5014 | 1983 | 1986 |
| 8 | W. 106th Street & Budlong (family) | 1334-38 W. 106th St., 9410 & 11126 Budlong Ave., Los Angeles 90044 | 11 | CA16P002079 | SS5021 | 1983 | 1985 |
| 8 | W. 94th & 95th Street (family) | 1035-37 1/2 W. 94th St. & 1324 W. 95th St., Los Angeles 90044 | 8 | CA16P002060 | SS5022 | 1983 | 1985 |
| 8 | W. 105th & 106th (family) | 1336-40 W. 105th St. & 1057 W. 106th St., Los Angeles 90044 | 13 | CA16P002124 | SS5024 | 1991 | 1991 |
| 8 | Century Wilton (family) | 10025 Wilton Place, Los Angeles 90047 | 40 | CA16P002020 | SS5025 | 1965 | 1984 |
| 8 | 11248 S. Budlong (family) | 11248 S. Budlong, Los Angeles 90044 | 6 | CA16P002138 | SS5028 | 1991 | 1996 |
| 8 | 11117 & Firmona | 11117 & 11119 Firmona Ave., Lennox 90304 | 2 | Pending | SS5031 | 1967 | 2008 |
| 8 | Linsley | 4621 & 4625 Linsley St., Compton 90221 | 2 | CA16P002157 | SS5032 | 1967 | 2008 |
| | Total Unit Count: South County | | 409 | | Admin Project XX0950 | | |

| | | | | |
|---|--------------|--|--|--|
| Total Housing Authority-Owned - Conventional | 2,962 | | | |
|---|--------------|--|--|--|

| | | | | | | |
|--------------------------------------|-----------------------|-------------------------------|----|--------|------|------|
| City of Lomita - Conventional | Lomita Manor (senior) | 24925 Walnut St, Lomita 90717 | 78 | SS1204 | 1985 | 1985 |
|--------------------------------------|-----------------------|-------------------------------|----|--------|------|------|

| | | | | | | |
|---------------------------------|-------------------------------|--|-----|---------------|--------|------|
| Non-Conventional Housing | | | | | | |
| | Kings Road JPA (senior) | 800-801 N. Kings Road., West Hollywood 90069 | 106 | 122-94014 | UU0001 | 1980 |
| | Lancaster Homes (senior) | 711-737 W. Jackman St., Lancaster 93534 | 120 | 122-94013 | UU0002 | 1978 |
| | Santa Monica RCHP (family) | 1855 9th St., 1450 14th St., & 2006 20th St., Santa Monica 90405 | 41 | 80-RHC-008 | SS3005 | 1983 |
| | Villa Nueva RHCP (family) | 958-676 S. Ferris Ave., Los Angeles 90022 | 21 | 80-RHC-008B | SS4013 | 1985 |
| | Willowbrook (family) | 11718-11740 Willowbrook Ave., Los Angeles 90044 | 8 | CA16-M000-385 | SS6001 | 1975 |
| | Ujima Village (family/senior) | 941 E. 126th St., Los Angeles 90059 | 300 | CA16-E000-028 | SS8001 | 1971 |

| | | | | |
|--|------------|--|--|--|
| Total Number of Units- Non Conventional | 596 | | | |
|--|------------|--|--|--|

| | | | | |
|----------------------------------|--------------|--|--|--|
| Total Number of Units- HM | 3,636 | | | |
|----------------------------------|--------------|--|--|--|

**Modernization Construction Activity to be completed
in FY 2008-09**

- 1 106th Street- Fire damage & rehab
- 2 1101-1104 W. 106th Street - Drainage project
- 3 Arizona & Olympic/-Smoke Detectors
- 4 Carmelitos - Replace interior stair treads
- 5 Carmelitos Senior - Hallway painting and repairing stairs
- 6 Carmelitos Senior - Replace carpet
- 7 Carmelitos-Replace Gas Lines Phase IV
- 8 Foothill Villa - Replace flooring
- 9 Francisquito-Replace carpet
- 10 Francisquito-Replace smoke detectors/exit signs
- 11 Francisquito-Replace windows and blinds
- 12 Harbor Hills - Remodel kitchens Phase I
- 13 Herbert-Fire Alarm
- 14 Herbert-Replace carpet
- 15 Linsley and Firmona - General rehab.
- 16 Marina Manor I & II - Replace elevators
- 17 Marina Manor- Install awnings
- 18 Marina Manor-Replace smoke detectors & exit signs
- 19 McBride-Paint Building exterior
- 20 Ocean Park-Termite Abatement
- 21 Palm-Replace smoke detectors
- 22 Palm-Upgrade Elevator
- 23 Quartz Hill-Replace air conditioners
- 24 Scattered Sites - Replace gates at 13 sites
- 25 South Bay Gardens-Replace Elevator
- 26 SSS-CCTV at 4 sites
- 27 Sundance Vista - Install irrigation and replace rear yard fencing
- 28 Westknoll-Replace smoke detectors
- 29 Whittier Manor - Replace stair treads
- 30 Whittier Manor-Entry Door Replacement

30 Construction Contracts at 33 Housing Developments

**Modernization Construction Activity anticipated to be completed
in FY 2009-10**

- 1 Carmelitos- Parking Lots
- 2 Carmelitos Senior-ADA Kitchen remodels/smoke detectors
- 3 Carmelitos-Raised Garden Beds
- 4 Carmelitos-Resurface Playground
- 5 Foothill Villa-Elevator Upgrade
- 6 Foothill Villa-Replace smoke detectors
- 7 Francisquito Villa - Upgrade elevators
- 8 Harbor Hills - Remodel kitchens Phase II & III
- 9 Harbor Hills-Parking Lots
- 10 Harbor Hills-Resurface Playground
- 11 Herbert - Upgrade elevator
- 12 Lomita Manor-Elevator Upgrade
- 13 Lomita Manor-Replace boilers/trash chutes
- 14 Lomita Manor-Replace roof
- 15 Maravilla (Rosas)- Build Bridges to connect buildings
- 16 Maravilla (Rosas)-Upgrade Elevator
- 17 Maravilla- Parking Lots
- 18 Marina Manor I & II - Replace security gates
- 19 Ocean Park - Replace wall heaters
- 20 Ocean Park-Remodel kitchens/bathrooms
- 21 Ocean Park-Repair Stucco
- 22 Orchard Arms- Replace boilers/copper piping
- 23 Orchard Arms- Smoke detectors
- 24 Orchard Arms-Elevator Upgrade
- 25 Orchard Arms-Repave driveway
- 26 Quartz Hill-Replace water valves
- 27 SSS-Vacant Unit Rehab at 4 sites
- 28 Whittier Manor- Smoke detectors
- 29 Whittier Manor-Elevator Upgrade
- 30 Woodcrest-Replace Roof

Anticipating 30 Construction Contracts at 24 Housing Developments

09-10 Budget_Construction Projects

Housing Affairs Letter Stories posted week of 8/15/09 - 8/21/09

Assisted Housing

(RENT HIKE) Renters Face Sec. 8 Increase

Holders of Sec. 8 housing vouchers awarded by the Housing Authority of Monterey County (California) will have to pay up to 20% more a month for their rentals because of federal funding cuts. The increase will occur even though HUD is allocating emergency funding to beleaguered public housing authorities (PHAs) to forestall what was becoming a wave of evictions.

The Monterey agency lowered its Sec. 8 subsidy payments earlier this month to about 3,400 families, requiring them to increase their share of rental costs beginning Sept. 1. The size of the increase will vary based on income and size of the house.

The PHA claims the increase was necessary to avoid elimination of more than 800 vouchers because of a \$550,000 per month cut in the HUD subsidy to the agency.

08/21/2009 12:41 PM

Heard at HUD

(RENTAL PROGRAM) Rental Czar Assumes Crucial Role

When Barbara Sard's name first was floated as a likely special advisor to HUD Secy. Shaun Donovan, HUD observers mulled over what specific role Donovan had in mind for the Harvard Law School graduate. That role became clear when Sard was named rental assistance czar in the framework of four specialty czars in Donovan inner circle.

The Sec. 8 housing voucher program, now the largest and costliest in the department, will grow even larger as the Obama administration moves to scuttle the Bush administration's homeownership agenda and focus on rental and public housing. They will be coupled with the White House sustainable housing initiative as the administration's first-term signature effort.

Sources tell *HAL* that the Obama administration, backed by studies from the liberal think tank Center for American Progress and several studies conducted by Sard in her role as director of housing policy at the liberal Center on Budget & Policy Priorities, considers Sec. 8 to be the best vehicle to eliminate ethnic inner-city ghettos and diversify the population.

HUD faces some difficulties though in getting the new policy thrust in place, specifically bureaucratic turf wars. Sec. 8 long has been the bailiwick of the

Office of Public & Indian Housing and its director, a Senate-confirmed assistant secretary (now Sandra Henriquez) the chief arbiter of day-to-day policy.

Henriquez's authority has been usurped by Sard and it will be diluted further when the department assembles its sustainable housing and communities office after Congress acts on the authorizing legislation (*see related story*).

There is a likelihood that Atlanta Housing Authority Executive Director Renee Glover will be brought into the new fold as well, although such a move is expected to generate fierce opposition. Glover had been considered for an initial administration appointment based on her talent and ability to eliminate all traditional public housing in Atlanta and replace it with mixed-income neighborhoods.

While Glover's effort triggered recognition and praise around the country, it also drew the enmity of tenant and community groups, such as the Assn. of Community Organizations for Reform Now (ACORN), which saw their power bases eroded as a result.

Regardless, Sard now holds all the aces and likely will be responsible for assembling experts from outside HUD to make the sustainable housing initiative work. The job of shielding Sard from the animus of HUD veterans will fall on the new Office of Transformation Planning & Management. The office is in charge of ensuring that the department operates smoothly, efficiently and free of controversy.

08/21/2009 1 PM

Low-Income Housing

(AUCTION) Auction Set For Syracuse Rentals

Exasperated over failure of Syracuse, NY officials to find a buyer for nine rental properties seized by HUD for nonpayment of mortgage premiums and lack of maintenance, the department says it will proceed with an open auction of the properties Aug. 25.

HUD initiated foreclosure of the affordable-housing complexes in 2007 owned by ElJay Redevelopment. Since then, city officials have stalled their auction by pressing to find a local buyer who will keep the units in the city's affordable housing portfolio. Former HUD Deputy Secy. Roy Bernardi, a former Syracuse mayor, took an active role in persuading the department to delay the auction.

HUD last tried to sell the properties Dec. 4 in an open auction open only to nonprofit groups specializing in affordable housing. There was no taker. Earlier auctions failed to attract bids from private developers.

Meanwhile, the city says it is working with the nonprofit Nat'l Housing Trust-Enterprise Preservation Corp. to redevelop some of the 274 units included in the

auction package.

08/21/2009 12:47 PM

Public Housing

(ASSISTED HOUSING) Sec. 8 Rescue Money Seeping In

Many of the public housing authorities (PHAs) facing an end-of-year spending crunch in their Sec. 8 housing voucher accounts are prepping to reverse what had been draconian measures to halt the fiscal hemorrhage, namely recalling vouchers and sending families into homelessness.

The Garfield Housing Authority in Colorado is representative of hundreds of PHAs in the funding quandary. The small agency was faced with evicting 76 families until HUD decided to dip into a rainy day account for \$100 million to carry the PHAs into the new spending year.

All 2,400 PHAs which administer Sec. 8 vouchers faced the crunch but many had operating reserves to cover the cuts HUD had imposed on Sec. 8 during the Bush administration. About 15% of the troubled PHAs were supplemented by the emergency allocation.

08/21/2009 12:53 PM

(CRIMINALS) Sex Criminals Saturate Public Housing

Eviction of a high-level sex offender from a complex for disabled people in Hillcrest, NY served to illustrate a HUD inspector general investigation of sex offenders in public housing unveiled this month. The IG found that HUD subsidizes up to 3,000 households that include a serious sex offender.

Congress banned federal housing subsidies for most serious sex offenders following an incident where a 9-year-old girl living in public housing was molested by a neighbor. The federal law bans outright three categories of people from public housing including those subject to lifetime registration requirements under state sex offender registration programs. Bans further were specified under the 2006 Adam Walsh Child Protection & Safety Act.

IG investigators say HUD failed to meet the law's objective, in part, because of a lack of monitoring. For example, the department did not require public housing authorities (PHAs) to ask applicants whether any of the prospective residents was subject to a lifetime registration requirement. HUD also failed to require PHAs to check a national sex offender registry when they re-certify eligibility of their residents.

In conducting the probe, investigators identified 4,784 households where one or more members' Social Security numbers matched an offender in the FBI's

national sex offender registry. Investigators then selected a sample of 67 of those households and found that 36 included a lifetime registered sex offender.

The IG claims more than \$12 million could be saved annually by not subsidizing housing for lifetime sex offenders and added legislation may be needed to ensure that HUD can end rental leases of those improperly allowed into subsidized housing.

HUD responds that PHAs already have sufficient authority to remove lifetime registered sex offenders. The department added that the rate of improper admissions is extremely small compared with more than 4 million admissions into subsidized housing, placing the error rate at between .03% and .04%.

While the report was being issued, a 47-year-old Level 3 sex offender who served prison time on a conviction of abusing a boy was being evicted from Eckerson Village apartments in Hillcrest after a few residents of the 23-unit complex complained. The complex for disabled people includes children. The complex is subsidized by HUD.

08/21/2009 12:23 PM

(MOVING TO WORK) Three Moving-To-Work Slots Open

At least 20 public housing authorities (PHAs) will be eligible to compete for admission to three open slots in the Moving-to-Work (MTW) demonstration program. The additional openings are authorized under the Omnibus Appropriations Act for FY 2009 (PL 111-8).

The eligible PHAs meet the three requirements necessary to participate including designation as a high performing agency under the Public Housing Assessment System, the PHA is a HOPE VI grantee and the agency administers no more than 5,000 aggregate Sec. 8 housing vouchers and public housing units.

Info: A List of the eligible PHAs is available at www.cdpublications.com/docs/6870

08/21/2009 12:01 PM

CSAC Legislative Bulletin

August 24, 2009

August 21, 2009

Housing, Land Use and Transportation

For more information, contact DeAnn Baker at 916/327-7500, ext. 509, or dbaker@counties.org, or Kiana Buss at 916/327-7500, ext. 566, or kbuss@counties.org.

Public Works Administration

SB 802 (Leno) – Oppose

As Introduced on February 27, 2009

SB 802, by Senator Mark Leno, would require that contract retention proceeds not exceed 5 percent of the payment of all contracts entered into after January 2010, between a public entity and an original contractor, between an original contractor and a subcontractor, and between all subcontractors. This bill removes the authority of public entities to decide the appropriate amount of retention.

Local agencies must accept the lowest responsible bidder and the flexible retention rate helps to ensure timely and budget-conscious project completion. Local agencies commonly reduce retention to 5 percent at the half-way point of project completion, if adequate progress is being made and the contractor is acting in good faith. However, SB 802 would require local agencies to limit retention to 5 percent regardless of the progress or good faith of the contractor, thus protecting potential bad actors either unknown or even known to the public agency, and placing public interests and public funds at risk.

SB 802 was passed out of the Assembly Appropriations Committee on August 19 by a unanimous vote and now awaits action by the entire Assembly.

provisions that were part of the recent "Big 5" budget agreement but were not subsequently adopted by the Assembly. The author may rely upon the bill as a vehicle if the Legislature decides to revisit the budget in the next week or months and reconsiders its willingness to allow additional offshore oil production.

The measure includes funding restoration for some of the Governor's line item vetoes of health programs. Specifically, AB 1536 includes:

- * Up to \$21.6 million for programs administered by the Office of AIDS
- * Up to \$16.3 million for the Domestic Violence Program, which funds shelters
- * Up to \$9 million for the Adolescent Family Life Program
- * UP to \$3 million for the Black Infant Health Program

For additional information about the measure, please see the [Agriculture and Natural Resources Section](#) of this Bulletin.

September 04, 2009

CALIFORNIA STATE ASSN. OF COUNTIES

* **Housing, Land Use and Transportation**

9/4/09

For more information, contact DeAnn Baker at 916/327-7500, ext. 509, or dbaker@counties.org or Kiana Buss at 916/327-7500, ext. 566, or kbuss@counties.org.

Housing

AB 566 (Nava) – Support As Amended on July 23, 2009

AB 566, by Assembly Member Pedro Nava, would provide that a local government may consider the level of support that a subdivider's survey demonstrates when approving or disapproving a mobilehome park conversion to resident ownership.

AB 566 is awaiting approval by the entire Senate.

Public Contracts

SB 802 (Leno) – Oppose As Introduced on February 27, 2009

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Local agencies must accept the lowest responsible bidder and the flexible retention rate helps to ensure timely and budget-conscious project completion. Local agencies commonly reduce retention to 5% at the half-way point of project completion, if adequate progress is being made and the contractor is acting in good faith. However, SB 802 would require local agencies to limit retention to 5% regardless of the progress or good faith of the contractor, thus protecting against potential bad actors either unknown or even known to the public agency that can place public interests and public funds at risk.

CSAC and a coalition of organizations in opposition to the measure have been working with the sponsors and author's office to find a compromise to the measure as drafted. Our most recent suggested compromise is as follows:

- For contracts up to \$2,000,000, provide a 5% retention floor and a 10% retention cap.
- For contracts between \$2,000,001 to \$3,000,000, provide a cap on retention \$200,000.
- For contracts more than \$3,000,000, provide a 5% retention cap.

The retention proceeds would be based on the original contract price with a sunset date of 2013.

Unfortunately, our proposed compromise was not accepted and CSAC and partners continue to oppose the measure. SB 802 is currently awaiting action from the entire Assembly.

dailynews.com

L.A. County may expand welfare benefits

General Relief checks would be supplemented with rent subsidies to homeless

By Troy Anderson, Staff Writer

Updated: 09/15/2009 07:52:00 PM PDT

With a 37 percent jump in the number of indigent people collecting welfare checks, Los Angeles County wants to add rental subsidies to its General Relief program to help thousands of transients secure housing, officials said Tuesday.

Following a successful three-year pilot project that helped 900 people and saved taxpayers \$11 million, the Board of Supervisors is expected to vote Sept. 29 on a plan to spend \$7.2 million to expand the program to 10,000 people.

Under the proposal, recipients would pay \$136 from their \$221-a-month welfare stipend to a landlord. The county would contribute \$300 and provide move-in assistance so recipients could rent or share affordable housing - a solution that would help ease the county

homeless problem, according to a report issued by the Chief Executive Office.

The Department of Public Social Services also would help participants access health, mental health and other services and get jobs.

Advocates said the subsidies would make a huge dent in the city's homeless problem while saving taxpayers millions of dollars now being spent on emergency room visits, incarceration and other services associated with homelessness.

"We found the county saved \$3.67 in Sheriff's Department and health services costs for every \$1 spent on providing rental subsidies," said Phil Ansell, director of Program and Policy at DPSS.

Even though it costs the county \$200 million annually to provide General Relief checks to indigents, the county spends \$1 billion providing recipients with services, Ansell said.

"It's a very important investment they are making. It's true that if people don't have homes they are more likely to use the emergency rooms and hospitals and come into interaction with law enforcement," said Ruth Schwarz,

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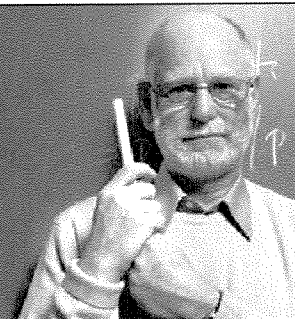
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executive director of the Shelter Partnership Inc., a Los Angeles-based agency.

The CAO's recommendation to expand the pilot project comes as the number of people collecting General Relief checks soared from 60,447 in June 2007 to 82,524 in June 2009. About two-thirds of the recipients are homeless.

The amount of the checks hasn't been adjusted since 1996 - even though the cost of living has increased 42 percent since then.

But even with \$436 a month, the authors wrote that General Relief recipients will have a difficult time finding affordable housing.



Monthly rents average \$700 for a studio and \$1,000 for a one-bedroom apartment in ZIP codes where most of the recipients live, so most recipients likely will share housing.

Modeled after the Care Not Cash program for single homeless adults in San Francisco, the pilot helped a revolving door of 900 recipients get into homes. A study of the pilot project found those who participated were almost twice

as likely to find jobs. After leaving the program, the percentage who became homeless again dropped dramatically.

"I think it's a very positive contribution to ending homelessness," Schwartz said.

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Housing crisis even worse than it seems

By Jack Shine Jack Shine is the chairman of the Board of Habitat for Humanity, San Fernando and Santa Clarita valleys.

Updated: 09/16/2008 07:49:22 PM PDT

In a recent editorial the L.A. Daily News cites a new Los Angeles Business Council report about the lack of affordable housing for workers and predicts the continued deterioration of our Southern California lifestyle unless we change course.

This news couldn't be timelier, as the San Fernando Valley/Santa Clarita Valley affiliate of Habitat for Humanity prepares to launch the second phase of its planned 61-home neighborhood in Pacoima on Oct. 5, which is World Habitat Day.

As an affordable housing agency serving northern Los Angeles, we agree with the Business Council's dire predictions, but sadly must point out that the housing crisis is even worse than reported.

Scores of recent articles state that,

despite significant reductions in home values in L.A. and surrounding areas, families earning the median income still cannot afford to purchase most homes on the market.

We hear the high cost of housing is forcing young, talented workers to leave our region. Meanwhile, businesses are expected to support efforts to improve area transit, as well as other local measures designed to stop this migration of our best and brightest to cities touting an affordable housing market and better overall lifestyle.

The 2007 American Community Survey of the U.S. Census Bureau documents that the top 20 percent of all income earners in Los Angeles make 53 percent of all the income. Conversely, the Economic Policy Institute reports that 35 percent of L.A.'s full-time workers make less than \$25,000 a year - which is only slightly more than the federal poverty guideline. This is not enough for these workers to meet their most basic needs, which include housing.

Such extremes place very few people in the middle-income category. Here at Habitat for Humanity, we are developing homeownership programs for the

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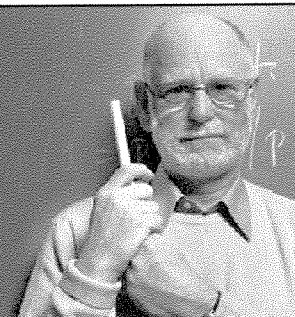
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working poor at about 50 percent of the median income. We are able to keep home costs far lower than market value, and we offer zero-percent interest loans to our families. In return, families are asked to invest 500 hours into the building of their own home; and in the end, our families are able to afford a home.

In addition to the 17 new homes that are already under construction in Pacoima, our Habitat affiliate is planning other affordable housing developments in the Santa Clarita and Antelope valleys. However, current federal funding from the Department of Housing and Urban Development is limited and may delay these developments. HUD funds for 2009 have been necessarily reallocated to address the mortgage crisis. This results in a lack of funding at the county and city level.

In such times as these, additional funds must be made available to continue current housing programs, such as Habitat for Humanity, that serve the most at-risk populations in our communities. Until these populations are served with affordable housing options, the authentic housing crisis in Los Angeles will never be solved.

Jack Shine is the chairman of the Board of Habitat for Humanity, San Fernando and Santa Clarita valleys.

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latimes.com/business/la-fi-inbox15-2009sep15,0,3421531.story

latimes.com

CDC

IN BOX

Launching an online apparel store? Begin with a business plan

Also: How to calculate pricing for service work, and small-business kitchen incubators for new food products.

By Karen E. Klein

September 15, 2009

Dear Karen: Last year I started an online business for ladies' apparel, but I have yet to sell an item. Where can I buy products?

Answer: If you're having trouble sourcing product, you haven't done enough research into the apparel industry, said Ilse Metchek, president of the California Fashion Assn.

"Locating manufacturers is not a problem in Los Angeles. There are thousands of them in the Fashion District" downtown, Metchek said. "I suggest that writing a business plan is in order."

Back up that business plan with consumer research on your targeted customer demographic. Ladies' apparel is a huge category, so narrow down exactly what you're selling: Sportswear? Business attire? Petites? To what age group and price point will your product line appeal?

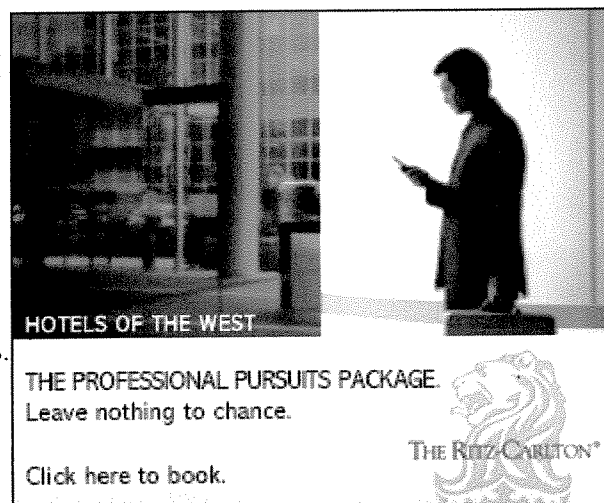
Make sure that your website is inviting and well-marketed, then purchase some inventory to sell on your site. "Minimums are small, but cash is king" for local apparel manufacturers, Metchek said.

Figure out how much to charge

Dear Karen: Do you have any pricing advice for my new service business?

Answer: Service providers must balance the priority of being affordable and the necessity of earning what they are worth. You can price jobs on an hourly or a fixed-bid basis.

Start out pricing fixed-bid, said Michael Weiss of Imagistic, an Internet marketing company based in Westlake Village. "This means you look at the project as a whole and give a single price for all the work," he said.



You arrive at the figure by breaking the project down into tasks and assigning each task a time estimate. Once you decide how much time the job will take, apply an hourly rate that is fair to you and your client.

"If a job will take you 100 hours and you want to make \$50 an hour, charge \$5,000," Weiss said. "It will then be your goal to do it in under 100 hours and make a bigger profit. If you go over in hours, it will be your loss."

To launch a food product, get help

Dear Karen: How do I start selling my barbecue sauce?

Answer: Developing, packaging and marketing a new food product is difficult and costly. You might get help, however, at a new small-business kitchen incubator in Pasadena.

Mama's Small Business Kitchen Incubator is sponsored by the economic development arm of the Episcopal Diocese of Los Angeles. Housed in a former restaurant, the incubator aims to help low- and middle-income entrepreneurs with business plans. Find it at www.mamashottamales.com (click on "kitchen incubator").

The Los Angeles County Community Development Commission operates four business incubators that provide advice, resources and low-cost work space for qualified entrepreneurs.

The CHARO incubator near Cal State Los Angeles is designed for small businesses transitioning out of home-office space. It's at www.charocorp.com (click on "business incubator").

Additional incubators are located in Altadena, Pomona and Lancaster. Check www.lacdc.org (choose "business incubators" from the programs tab and then "[Los Angeles County Incubator Network](#)").

Got a question about running or starting a small enterprise? E-mail it to inbox.business@latimes.com or mail it to In Box, Los Angeles Times, 202 W. 1st St., Los Angeles, CA 90012.

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Update: HUD Appointments

Henriquez Sworn In as Assistant Secretary for PIH

On June 22, Sandra Henriquez was sworn in as the Assistant Secretary for the Office of Public and Indian Housing (PIH) at HUD, where she will oversee the nation's public housing and rental assistance programs, as well as the Native American and Native Hawaiian programs. Henriquez comes to HUD from the Boston Housing Authority, where she has served as Administrator and Chief Executive Officer for 13 years. She was previously the President of CLPHA, and has held positions at Maloney Properties, Inc. and the Massachusetts' Department of Housing and Community Development.

Senate Confirms New Assistant Secretary for CPD

The Senate has unanimously confirmed Mercedes Marquez as HUD's Assistant Secretary for Community Planning and Development. The confirmation vote took place on June 25. In her new position, Assistant Secretary Marquez will oversee HUD's community and economic development programs, including the Community Development Block Grant (CDBG) program, the Neighborhood Stabilization Program, and the Home Investment Partnerships (HOME) program, as well as HUD's homeless assistance programs and the newly created Housing Trust Fund. Márquez previously served in President Clinton's administration as a Senior Counsel to the Secretary and Deputy General Counsel for Civil Rights and Fair Housing at HUD.

Márquez most recently served as the General Manager of the City of Los Angeles Housing Department (LAHD). Before joining LAHD, Márquez was the Vice President of McCormack Baron Salazar, Inc., a national consulting firm that specializes in rebuilding urban neighborhoods in central cities. From 1992 to 1997, Márquez was a partner at Litt & Márquez, where she specialized in public interest litigation including slumlord, fair housing, and public housing cases. Márquez has a Bachelor of Arts degree from the University of Southern California and a J.D. and LL.M. from Georgetown University Law Center.



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**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

September 23, 2009

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**APPROVE CONSTRUCTION CONTRACT FOR THE MODERNIZATION OF TWO
ELEVATORS AT THE FRANCISQUITO VILLA SENIOR HOUSING DEVELOPMENT
IN THE CITY OF LA PUENTE (DISTRICT 1)**

SUBJECT

This letter recommends approval of a Construction Contract (Contract) with M.L. Construction to complete the modernization of two elevators at the Francisquito Villa senior housing development located in the City of La Puente.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that the Contract award for the elevator modernization project at Francisquito Villa is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement, and if necessary, terminate a Contract in the amount of \$351,000 with M.L. Construction to complete the modernization of two elevators at the Francisquito Villa senior housing development, following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners authorize the Executive Director to use a total of \$351,000 in American Recovery and Reinvestment Act Capital Fund Program (ARRA CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and



included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not exceeding \$70,500 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to award a Contract for an elevator modernization project at the Francisquito Villa senior housing development. The project will bring the elevators into compliance with the Americans with Disabilities Act.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Housing Authority will fund the improvements with \$351,000 in ARRA CFP funds allocated by HUD and included in the Housing Authority's approved Fiscal Year 2009-2010 budget. A 20% contingency, in the amount of \$70,500, is also being set aside for unforeseen costs, using ARRA CFP funds.

A 20% contingency is recommended because elevator construction work often involves unforeseen conditions that extend further than initially identified in the scope of work.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Francisquito Villa is an 89-unit senior housing development located at 14622 Francisquito Ave in the City of La Puente. The scope of work for the proposed Contract includes all accessories, electrical, plumbing, waterproofing, fire alarm, fire sprinklers, drywall, painting, and all other related work for the modernization of two elevators. It is anticipated that the entire project will be completed within 240 calendar days following the Notice to Proceed.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, M.L. Construction will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The Contract has been approved as to form by County Counsel and executed by M.L. Construction.

CONTRACTING PROCESS

On July 14, 2009, the Housing Authority initiated an outreach to identify a contractor to complete the work at the subject property. Invitations for Bids were mailed to 630 contractors identified from the Housing Authority's vendor list. Advertisements also appeared in eight newspapers and on the County Web Site. Four bid packages were requested and distributed.

On August 4, 2009, four bids were received and formally opened. M.L. Construction submitted the lowest and most responsive and is being recommended for the Contract award.

The Summary of Outreach Activities is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a)(3)(ii), this project is excluded from the National Environmental Policy Act (NEPA) because it involves activities that will not alter existing environmental conditions. It is exempt from the provisions of CEQA, pursuant to State CEQA Guidelines 15301, because it involves negligible or no expansion of use beyond what currently exists and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROJECT

The award of the Contract will modernize and preserve the Francisquito Villa senior housing development in a decent, safe, and sanitary condition for its residents.

Respectfully submitted,


for SEAN ROGAN
Executive Director

Attachments: 2

ATTACHMENT A

Summary of Outreach Activities

On July 14, 2009, the following outreach was initiated to identify a contractor to complete an elevator modernization project to meet the requirements of the Americans with Disabilities Act at the Francisquito senior housing development located at 14622 Francisquito Avenue, La Puente, CA 91746.

A. Newspaper Advertising

Announcements appeared in the following eight local newspapers:

| | |
|--------------------------|-------------------------------------|
| Los Angeles Times | Dodge Construction News/Green Sheet |
| Los Angeles Sentinel | Eastern Group Publications |
| International Daily News | Downey Herald American |
| La Opinion | Daily News |

An announcement was also posted on the County Web Site.

B. Distribution of Bid Packages

The Housing Authority's vendor list was used to mail out Invitations for Bids to 630 contractors, of which 420 identified themselves as businesses owned by minorities or women (private firms which are 60 percent owned by minorities or women, or publicly-owned businesses in which 56 percent of the stock is owned by minorities or women). As a result of the outreach, four bid packages were requested and distributed.

C. Pre-Bid Conference and Site Walk

On July 21, 2009, a mandatory pre-bid conference and site walk was conducted. Seven firms were in attendance.

D. Bid Results

On August 4, 2009, a total of four bids were received and publicly opened. The bid result was as follows:

| <u>Company</u> | <u>Bid Amount</u> |
|-----------------------|-------------------|
| M.L. Construction | \$351,000.00 |
| Abeam Construction | \$391,673.00 |
| Cal-City Construction | \$396,800.00 |
| Kerry Contractors | \$426,788.00 |

E. Minority/Female Participation – Selected Contractor

| <u>Name</u> | <u>Ownership</u> | <u>Employees</u> |
|--|------------------|---|
| M.L. Construction | Non-Minority | Total: 21 6 minorities 1 woman 28% minorities 2% women |
| Superior Alliance Elevator (Elevator Sub-contactor) | Non-Minority | Total: 16 2 minorities 2 women 12.5% minorities 12.5% women |

F. Minority/Women Participation - Firms Not Selected

| <u>Name</u> | <u>Ownership</u> | <u>Employees</u> |
|-----------------------|------------------|---|
| Abeam Construction | Minority | Total: 12 4 minorities 3 women 33% minorities 25% women |
| Cal-City Construction | Minority | Total: 20 20 minorities 2 women 100% minorities 10% women |
| Kerry Contractors | Non-Minority | Total: 20 2 minorities 1 woman 10% minorities 5% women |

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: Francisquito Villa Elevator Modernization project.
Location: 14622 Francisquito Avenue, La Puente, CA 91746
Bid Number: CD-09-108
Bid Date: August 4, 2009
Contractor: M.L. Construction.
Services: Elevator Modernization project of three-story residential buildings

Contract Documents: Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, and Other Statements of Bidder; all addenda to the Contract Documents.

Time of Commencement and Completion: The work to be performed under this Construction Contract shall be commenced within thirty (30) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within two hundred forty (240) calendar days following the required commencement date.

Liquidated Damages: In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Five Hundred Dollars and Zero Cents (\$500.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **Three Hundred Fifty One Thousand Dollars and Zero Cents (\$351,000)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: **\$70,500**

Francisquito Villa Seniors Elevators

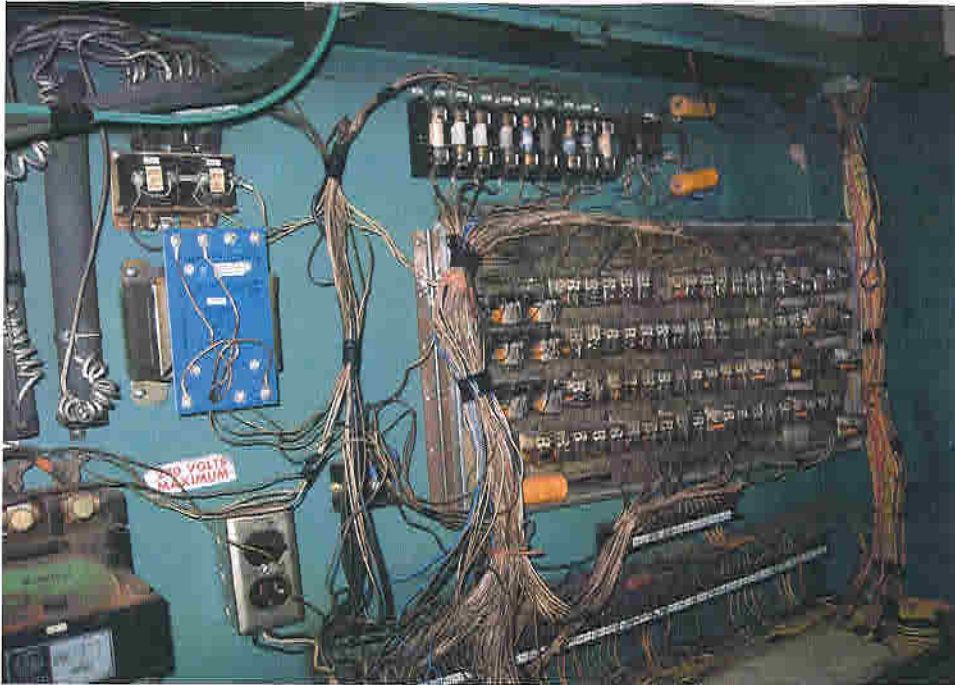


Entrance

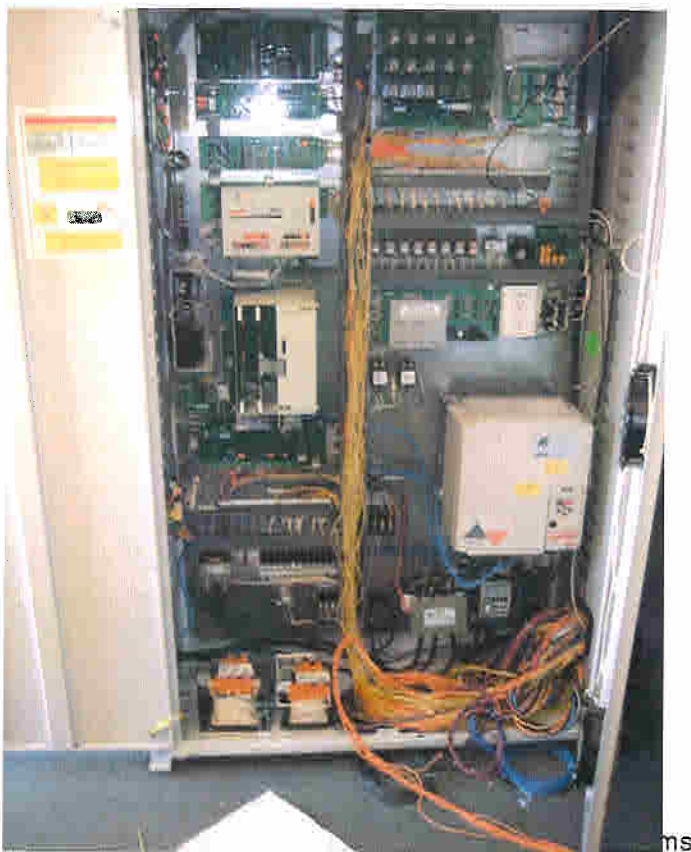


Elevator No. 1 Shows oil leakage and water filtration. Both problems are addressed with modernization

Francisquito Villa Seniors Elevators



Existing relay based controller panel, typical of all existing elevators



New control system after modernization



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**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

September 23, 2009

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

**APPROVE CONSTRUCTION CONTRACT FOR THE MODERNIZATION OF TWO
ELEVATORS AT THE WHITTIER MANOR SENIOR HOUSING DEVELOPMENT
IN THE CITY OF WHITTIER (DISTRICT 4)**

SUBJECT

This letter recommends approval of a Construction Contract (Contract) with Tobo Construction Inc., to complete the modernization of two elevators at the Whittier Manor senior housing development located in the City of Whittier.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that the Contract award for the elevator modernization project at Whittier Manor is exempt from the provisions of the California Environmental Quality Act (CEQA) because the work includes activities that will not have the potential for causing a significant effect on the environment.
2. Recommend that the Board of Commissioners award and authorize the Executive Director to execute, administer, implement, and if necessary, terminate a Contract in the amount of \$279,820 with Tobo Construction Inc., to complete the modernization of two elevators at the Whittier Manor senior housing development, following approval as to form by County Counsel.
3. Recommend that the Board of Commissioners authorize the Executive Director to use a total of \$279,820 in American Recovery and Reinvestment Act Capital Fund Program (ARRA CFP) funds allocated by the U.S. Department of Housing and Urban Development (HUD) and

included in the Housing Authority's approved Fiscal Year 2009-2010 budget for this purpose; and authorize the Executive Director to approve Contract change orders not exceeding \$55,964 for unforeseen project costs, using the same source of funds and following approval as to form by County Counsel.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The purpose of this action is to award a Contract for an elevator modernization project at the Whittier Manor senior housing development. The project will bring the elevators into compliance with the Americans with Disabilities Act.

FISCAL IMPACT/FINANCING

There is no impact on the County general fund. The Housing Authority will fund the improvements with \$279,820 in ARRA CFP funds allocated by HUD and included in the Housing Authority's approved Fiscal Year 2009-2010 budget. A 20% contingency, in the amount of \$55,964, is also being set aside for unforeseen costs, using ARRA CFP funds.

A 20% contingency is recommended because elevator construction work often involves unforeseen conditions that extend further than initially identified in the scope of work.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Whittier Manor is a 49-unit senior housing development located at 11527 Slauson Ave in the City of Whittier. The scope of work for the proposed Contract includes all accessories, electrical, plumbing, fire alarm, fire sprinklers, drywall, painting, and all other related work for the modernization of two elevators. It is anticipated that the entire project will be completed within 240 calendar days following the Notice to Proceed.

The improvements are being federally funded, and are not subject to the requirements of the Greater Avenues for Independence (GAIN) Program or the General Relief Opportunity for Work (GROW) Program implemented by the County of Los Angeles. Instead, Tobo Construction, Inc. will comply with Section 3 of the Housing and Community Development Act of 1968, as amended, which requires that employment and other economic opportunities generated by certain HUD assistance be directed to low- and very low-income persons, particularly to persons who are recipients of HUD housing assistance.

The Contract has been approved as to form by County Counsel and executed by Tobo Construction Inc.

CONTRACTING PROCESS

On July 14, 2009, the Housing Authority initiated an outreach to identify a contractor to complete the work at Whittier Manor. Invitations for Bids were mailed to 630 contractors identified from the Housing Authority's vendor list. Advertisements also appeared in eight newspapers and on the County website. Three bid packages were requested and distributed.

On August 4, 2009, three bids were received and formally opened. Tobo Construction Inc. submitted the lowest and most responsive bid and is being recommended for the Contract award.

The Summary of Outreach Activities is provided as Attachment A.

ENVIRONMENTAL DOCUMENTATION

Pursuant to 24 Code of Federal Regulation, Part 58, Section 58.35 (a)(3)(ii), this project is excluded from the National Environmental Policy Act (NEPA) because it involves activities that will not alter existing environmental conditions. It is exempt from the provisions of CEQA, pursuant to State CEQA Guidelines 15301, because it involves negligible or no expansion of use beyond what currently exists and does not have the potential for causing a significant effect on the environment

IMPACT ON CURRENT PROJECT

The award of the Contract will modernize and preserve the Whittier Manor senior housing development in a decent, safe, and sanitary condition for its residents.

Respectfully submitted,


for SEAN ROGAN
Executive Director

Attachments: 2

ATTACHMENT A

Summary of Outreach Activities

On July 14, 2009, the following outreach was initiated to identify a contractor to complete an elevator modernization project to meet the requirements of the Americans with Disabilities Act at the Whittier Manor senior housing development located at 11527 Slauson Avenue, Whittier, CA 90606.

A. Newspaper Advertising

Announcements appeared in the following eight local newspapers:

| | |
|--------------------------|-------------------------------------|
| Los Angeles Times | Dodge Construction News/Green Sheet |
| Los Angeles Sentinel | Eastern Group Publications |
| International Daily News | Downey Herald American |
| La Opinion | Daily News |

An announcement was also posted on the County Web Site.

B. Distribution of Bid Packages

The Housing Authority's vendor list was used to mail out Invitations for Bids to 630 contractors, of which 420 identified themselves as businesses owned by minorities or women (private firms which are 60 percent owned by minorities or women, or publicly-owned businesses in which 56 percent of the stock is owned by minorities or women). As a result of the outreach, three bid packages were requested and distributed.

C. Pre-Bid Conference and Site Walk

On July 21, 2009, a mandatory pre-bid conference and site walk was conducted. Seven firms were in attendance.

D. Bid Results

On August 4, 2009, a total of three bids were received and publicly opened. The bid result was as follows:

| | |
|------------------------|-------------------|
| <u>Company</u> | <u>Bid Amount</u> |
| Tobo Construction Inc. | \$279,820.00 |
| M.L. Construction | \$310,700.00 |
| Cal-City Construction | \$349,900.00 |

E. Minority/Female Participation – Selected Contractor

| <u>Name</u> | <u>Ownership</u> | <u>Employees</u> |
|---|------------------|---|
| Tobo Construction Inc. | Minority | Total: 12 12 minorities 3 women 100% minorities 25% women |
| Excelsior Elevator Corp. (Elevator Sub-contractor) | Non-Minority | Total: 16 4 minorities 2 women 25% minorities 12.5% women |

F. Minority/Women Participation - Firms Not Selected

| <u>Name</u> | <u>Ownership</u> | <u>Employees</u> |
|-----------------------|------------------|---|
| M.L. Construction | Non-Minority | Total: 21 6 minorities 1 woman 36% minorities 4% women |
| Cal-City Construction | Minority | Total: 20 20 minorities 2 women 100% minorities 10% women |

The Housing Authority conducts ongoing outreach to include minorities and women in the contract award process, including: providing information at local and national conferences; conducting seminars for minorities and women regarding programs and services; advertising in newspapers to invite placement on the vendor list; and mailing information to associations representing minorities and women. The above information has been voluntarily provided to the Housing Authority.

The recommended award of the contract is being made in accordance with the Housing Authority's policies and federal regulations, and without regard to race, creed, color, or gender.

ATTACHMENT B

Contract Summary

Project Name: Whittier Manor Elevator Modernization project
Location: 11527 Slauson Avenue, Whittier, CA 90606
Bid Number: CDC-09-111
Bid Date: August 4, 2009
Contractor: Tobo Construction Inc.
Services: Elevator Modernization project of three-story residential buildings

Contract Documents: Part A – Instructions to Bidders and General Conditions; Part B – Specifications; Part C – Bidder's Documents, Representations, Certifications, Bid, and Other Statements of Bidder; all addenda to the Contract Documents.

Time of Commencement and Completion: The work to be performed under this Construction Contract shall be commenced within thirty (30) days after a Notice to Proceed is received by the Contractor, or on the date specified in the Notice, whichever is later, and shall be completed within two hundred forty (240) calendar days following the required commencement date.

Liquidated Damages: In the event of breach of contract, the Contractor and his/her sureties shall be liable for, and shall pay to the Housing Authority the sum of **Five Hundred Dollars and Zero Cents (\$500.00)** as liquidated damages for each calendar day of delay, until the Work is accepted by the Owner.

Contract Sum: The Housing Authority shall pay the Contractor for the performance of the Construction Contract subject to additions and deductions by Change Order(s) as provided in the Contract Documents, in current funds, the sum of **Two Hundred Seventy Nine Thousand Dollars Eight Hundred Twenty Dollars and Zero Cents (\$279,820)**. The Contract Sum is not subject to escalation, includes all labor and material increases anticipated throughout the duration of this Construction Contract.

Contract Contingency: **\$55,964**

Whittier Manor Seniors Elevators



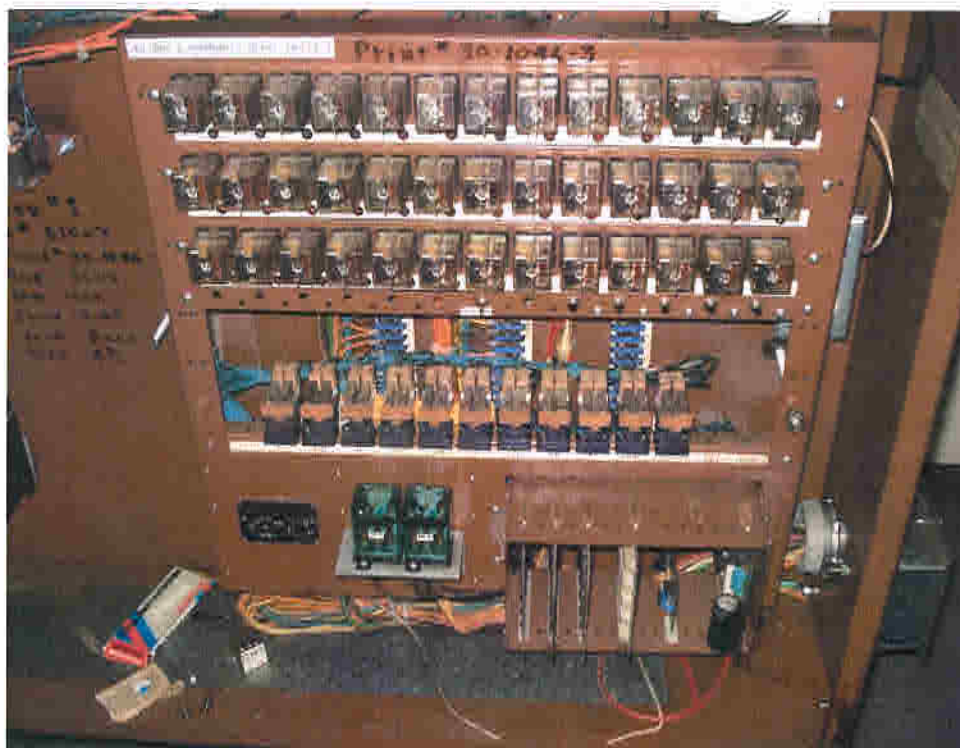
Whittier Manor Seniors Building



Whittier Manor Seniors Elevators



(3) The pit does not appear to have an accumulated water problem. The hydraulic plunger and cylinder are from the original 1985 elevator installation. There is a shut-off valve in the hydraulic piping line but a seismic pressure relief valve was not installed.



Parts for the 1985 vintage, relay based controller are difficult to procure as the equipment was discontinued many years ago. Trained mechanics are also becoming scarce due to retirement and the ongoing elimination of the type of equipment through modernization.



**HOUSING AUTHORITY
of the County of Los Angeles**

Administrative Office

2 Coral Circle • Monterey Park, CA 91755

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**Gloria Molina
Mark Ridley-Thomas
Zev Yaroslavsky
Don Knabe
Michael D. Antonovich**
Commissioners

Sean Rogan
Executive Director

September 23, 2009

Honorable Housing Commissioners
Housing Authority of the
County of Los Angeles
2 Coral Circle
Monterey Park, California 91755

Dear Commissioners:

APPROVE HEALTH PLAN CHANGES (ALL DISTRICTS)

SUBJECT

This letter recommends approval of changes to the Community Development Commission and Housing Authority's employee health benefits for the 2010 calendar year.

IT IS RECOMMENDED THAT YOUR COMMISSION:

1. Recommend that the Board of Commissioners find that approval of the changes to the 2010 health plans is not subject to the provisions of the California Environmental Quality Act (CEQA) because the activities are not defined as a project under CEQA.
2. Recommend that the Board of Commissioners authorize the Executive Director to approve the proposed premium rates for group medical plans provided by Anthem Blue Cross of California Health Maintenance Organization (HMO) and Preferred Provider Option (PPO) and Kaiser Health Plan (Kaiser), effective January 1, 2010.
3. Recommend that the Board of Commissioners approve the combined payment, with the Community Development Commission (Commission), of the employer-paid subsidy for the 2010 calendar year to Anthem Blue Cross and Kaiser, at an estimated cost of \$151,000.
4. Recommend that the Board of Commissioners authorize the Housing Authority to fund all health plan costs using funds included in the approved

Fiscal Year 2009-2010 budget, and funds to be approved through the annual budget process for Fiscal Year 2010-2011, as needed.

PURPOSE/JUSTIFICATION OF THE RECOMMENDED ACTIONS

The purpose of the recommended actions is to provide employees, during the 2010 calendar year, affordable health coverage that is comparable with plans offered to County employees. The current plans end on December 31, 2009.

The Board of Commissioners of the Housing Authority must approve the plan changes, because Housing Authority funds will be used to pay a portion of the benefits for Commission personnel performing Housing Authority functions.

FISCAL IMPACT/FINANCING

For the 2010 calendar year, the minimum contribution under the Flexible Benefit and Optional Benefit plans will increase by \$50 monthly from \$903 and \$645 per month, to \$953 and \$695 per month, respectively, at a cost of \$288,000. These increases are provided to assist employees with the purchase of medical, dental, vision and life insurance benefits.

The employer-paid subsidy is estimated at \$151,000 for January 1, 2010 through December 31, 2010.

The current Fiscal Year 2009-2010 budgets of the Housing Authority and Community Development Commission include funds for the proposed health plan changes through June 30, 2010. The next annual budget process will include funding for the remaining costs.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Currently, employees covered by the Flexible Benefit Plan receive an employer contribution expressed as a percentage of salary, but not less than a minimum contribution of \$903 per month. Employees covered by the Optional Benefit Plan receive \$645 per month. For 2010, the minimum contribution will increase to \$953 per month for the Flexible Benefit Plan and to \$695 per month for the Optional Benefit Plan, at an estimated annual cost of \$288,000. On October 11, 2005, the Board of Commissioners gave the Executive Director the authority to increase these contributions provided the amounts do not exceed the contributions for County employees. The County received approval on September 16, 2008 to increase contributions for 2009 to \$1,078 and \$809 under the MegaFlex and Flexible Benefit Plans, respectively.

Employees are currently provided with Anthem Blue Cross HMO, Anthem Blue Cross PPO, and Kaiser as employee medical plan options. During the month of August, the Commission evaluated these plans and the required cost increase for 2010, with the assistance of the Commission's group insurance broker, Alliant Insurance Services.

Negotiations with Anthem Blue Cross resulted in a premium decrease of approximately 1.1%. This decrease is due minor plan design changes as well as moving the Commission's Vision/Life/Disability insurance plans to Anthem Blue Cross, with comparable coverage to the existing plans with MetLife and Safeguard. Kaiser is requiring an increase of 11.1%, and remains unwilling to negotiate renewal premiums.

In an effort to help employees pay for medical insurance coverage, the Commission will continue to provide an employer-paid subsidy. This amount, totaling approximately \$151,000, plus the amount contributed by each employee, will fund the total cost of medical insurance for 2010.

The new monthly contribution for each medical plan is provided in Attachment A.

The Chief Executive Office and County Counsel have reviewed this letter and attachments.

ENVIRONMENTAL DOCUMENTATION

This action is exempt from the provisions of the National Environmental Policy Act pursuant to Title 24 of the Code of Federal Regulations, Part 58, Section 58.34 (a)(3) because it involves administrative activities that will not have a physical impact on or result in any physical changes to the environment. The action is not subject to the provisions of CEQA pursuant to State CEQA Guidelines 15060(c)(3) and 15378 because it is not defined as a project under CEQA and does not have the potential for causing a significant effect on the environment.

IMPACT ON CURRENT PROGRAM

The recommended actions are consistent with the principle of promoting the wellbeing of Commission employees and their families by offering comprehensive employee benefits.

Respectfully submitted,


for SEAN ROGAN
Executive Director

Attachment

Attachment AMonthly Employee Contribution for 2010

Anthem Blue Cross HMO

| | |
|----------------|-----------|
| Employee Only | \$379.85 |
| Employee + One | \$702.73 |
| Family | \$900.56* |

Anthem Blue Cross PPO

| | |
|----------------|-------------|
| Employee Only | \$580.94 |
| Employee + One | \$1,219.99 |
| Family | \$1,650.86* |

Kaiser

| | |
|----------------|-----------|
| Employee Only | \$455.49 |
| Employee + One | \$851.77 |
| Family | \$988.85* |

*Monthly employee contribution is the employee cost after the subsidy is applied to the actual plan cost.